

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair  
Joanna L. Bilotta, Vice-Chair  
Thomas W. Bodkin, Jr., Clk.  
Robert J. Saiia, Mbr.  
Nathan J. Lockwood, Mbr.  
Marion M. Benson, Planning Director



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Minutes  
November 22, 2010

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

**ROLL CALL:** Emerick R. Bakaysa, Joanna L. Bilotta (acting as Chair), Robert J. Saiia, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson

**INFORMATIONAL MEETING, First Evangelical Congregational Church:** See separate minutes.

**MINUTES – APPROVAL:** Signed 11-8-10, Motion Mr. Saiia, Second, Mr. Bodkin Jr., Executive 11-8-10, Motion, Mr. Saiia, Second, Mr. Bodkin Jr., Motion passed.

**NOTICES & COMMUNICATIONS:** Noted MEDC (Massachusetts Economic Development Council) Annual Meeting and Conference, Thursday, December 2, 2010.

**PROJECT PLAN SIGNATURES:** Board approved ANR for 1070 Northfield Road, Motion, Ms. Bilotta, Second, Mr. Saiia, Motion passed. Comments as follows: Board of Health- no issues; Conservation Commission- no issues; Building Official- lot area, frontage and width okay for zoning; Assessor- presently lot is still under one parcel (Map 036, Parcel 28) in Assessor's file as assessor maps and tax files (property record cards) will not reflect changes until FY 2012. 8.9 acres; Lot 1- 5.640, Lot 2- 1.220, Lot 4- 1.9775. Book 7052, Page 56, 1070 Northfield Road. Chapter Land N/A. New Deed recorded for Hauelsen/McDonald for Lot 4, Bk 7266, Pg 38. Lot 4 Map certified 9-30-10, Bk 488, Pg 17.

## **COMMITTEE REPORTS:**

**MJTC-** No report

**MRPC-** No report

**MRPC Energy Advisory Committee-** Director reported on the preparation of the final draft of the Montachusett Region Emergency Back-up Power Sources Disaster Mitigation Plan. Reported also on the continuation of the Committee's work on the Regional Energy Plan. This plan will require hiring a consultant to work with WPI students in forecasting and modeling a scenario of local energy needs. The Committee interviewed a consultant and voted to present this consultant to the MRPC Commission for approval.

**DPW Building Committee-** Vice Chair Bilotta reported on committee meeting with Architect Gregg Yanchenko from Helene Karl Architects in Groton. Discussions were held on alternatives within the plan.

**Capital Planning Committee-** Director reported that a meeting regarding requests was held with the Police, Fire, Department of Public Works (DPW), School, and Technology Departments. Director noted the issue pertaining to police cruisers. The Planning Board decided to take no position.

## **PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:**

**CVS-** Director informed the Board that CVS was requesting release of its Site Improvement Bond. Noted was this is usual procedure following a waiting period after construction. Read into record was a letter from peer reviewer Marsden Engineering Inc., that upon final inspection, there were no issues and site was stable. Motion to release Bond, Ms. Bilotta, Second, Mr. Bodkin Jr., Motion passed.

**Green Community Task Force-** Director reported work being done to prepare for funding application for a ground solar field at the Town Landfill. Chair Steven Marsden is working with John Londa and a representative from Concord in this preparation. The Task Force noted its plan to present the Application for the Green Community's Act for the Fall Town Meeting of 2012.

**Special Town Meeting-** Discussion on Town Meeting Articles brought no consensus as to Planning Board's participation as a Board. Consensus was that the Director will point out several issues and post a meeting prior to Special Town Meeting for any opinion, comments or support.

**Eagle House-** Director noted status of the grant application. Application needs information regarding past projects done on Town property. Director noted lakefront project and roundabout. Ms. Bilotta noted the 318 grant for \$180,000.00.

#### **DEVELOPMENT STATUS REPORTS:**

**Emerald Place at Lake Whalom-** One multi-family completed. Three have been roofed; one will be roofed in December. Work will be set in January-February 2011. Twelve units are on deposit or have been leased with expected occupancy dates beginning December. Nine town houses on deposit or leased. Villa delivery will start mid-December and will be constructed according to interest. Site stabilization is ongoing. Do not expect much green until spring 2011.

**Tri Town Landing-** The sign-off booklet was completed 11-22-10 by all committees. Applicant has paid the domestic and fire water fees to both Fitchburg and Lunenburg. Director noted that the part of the water line from Fitchburg to development on Lunenburg property will be outsourced to a water management company. Discussion ensued regarding the methodology of obtaining sewer and water for this development. Noted that the Applicant was sent to Fitchburg for sewer due to lack of sewer availability in Lunenburg. Also, the Lunenburg Water District and the Lunenburg Water Department could not supply water. The applicant chose to obtain water from Fitchburg. Water lines were brought to the Fitchburg city line by Fitchburg and lines constructed to the development in Lunenburg were done by the Applicant. The Applicant paid fees to both Fitchburg and Lunenburg. The line in Lunenburg between the Fitchburg line and the development line is the responsibility of Lunenburg. Board noted that this type of arrangement should be settled before any approvals are released in the future.

#### **UNFINISHED BUSINESS:**

See above Planning Director's Reports and Development Status Reports

**MASTER PLANNING:** Next workshop meeting January 12, 2011.

**DATA INFORMATION & GENERAL DISCUSSION:** Data folder containing items of interest not on agenda presented to members for viewing, consisting of various data information.

**MEMBER DATA AND ISSUES:** December meeting date- December 13, 2010. January meeting dates- January 10 Board Meeting, January 12 Master Planning Workshop, and January 24, 2011 Board Meeting.

**EXECUTIVE SESSION:** None.

**ADJOURNMENT:** Motion, Mr. Bodkin Jr., Second, Mr. Lockwood, Motion passed. Adjourned 7:55 PM.